

Minutes of Plan Commission Meeting September 14, 2021

Call to Order – Mike Palm called the meeting of the Commission to order at 5:15 PM.

Roll Call – Present were Mike Palm, Phil Wedekind, Roy Franzen, Jim O'Neill, Tom Kolb, Dee Marshall, and Matthew Boeggner.

Also in attendance were Tom Pinion, Casey Bradley, Mayor Rob Nelson, Dieter Maiwald, Luke Pelton, Cory Pelton, Beth Persche, Parchems, Pat Cannon, Barry Hartup, and James Cotter.

Call to Order

- a. Note compliance with the Open Meeting Law. Mayor Designee Palm noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Kolb, seconded by Marshall to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was stated that Jim O'Neill was present at the meeting and not absent. It was moved by Wedekind, seconded by Franzen to approve the corrected minutes of August 17, 2021 meeting. Motion carried unanimously.

Public Invited to Speak (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – Barry Hartup, 402 Lincoln Avenue, spoke on behalf of Powered Up Baraboo, a non-profit group working to help Baraboo reach Economic, Environmental, and citizen health opportunities. He then spoke of the letter sent to the City of Baraboo from Cornerstone Village, LLC outlining the energy efficiencies that they would like to incorporate into the Jackson property development. He said Powered Up Baraboo applauds Cornerstone for being willing to take these measures. He said they would save money for renters, property owners and provide an excellent demonstration to the community of housing that is attractive, cost effective, and efficient. He encourages the City to work with Cornerstone Village, LLC. Powered Up Baraboo would be happy to assist if needed to seek any potential grants.

James Cotter, 907 2nd Street addressed the Commission, also representing Powered Up Baraboo. He said that he has some experience personally and worked for a company, which did energy retrofits. He said that he has looked at the information submitted by Cornerstone looks right on target. He said that the areas of concern that could be improved are in the wall and ceiling insulation. He said the other area of concern is air sealing, air sealing goes along with insulation, if air can go through the insulation, it is not working.

Public Hearing

- a. Public Hearing to consider the request of Cave Enterprises Operations, LLC (Owner), and D&L Signs, Inc. (Applicant) for a Conditional Use Permit for an electronic variable message sign to be located at 800 State Road 136, in a B-3 Highway Oriented Business district, City of Baraboo, Sauk County, Wisconsin – There being no speakers, the hearing was declared closed.

New Business

- a. Consider Cave Enterprises Operations, LLC's (Owner), and D&L Signs, Inc.'s (Applicant) request for a Conditional Use Permit for an electronic variable message sign to be located at 800 State Road 136, in a B-3 Highway Oriented Business District, City of Baraboo, Sauk County, Wisconsin – Pinion presented the request to the Commission. Pinion suggested that because this sign is on a State Highway that the DOT standards take priority over the local standards. It was moved by Franzen to approve the request for a Conditional Use Permit for an electronic variable message sign conditioned upon it applying with DOT standards. O'Neill seconded the motion. On roll call for the motion, Ayes – Wedekind, Franzen, O'Neill, Kolb, Marshall, Boeggner, and Palm. Nays – 0, motion carried unanimously.

- b. Review and approve the proposed site plan for Phase 1 of Cornerstone Village LLC's residential development on the former Jackson Property that consists of four 16-unit multi-family residential apartment buildings on the 5.51-acre lot in the northwest corner of said Jackson property, being Lot 1 of CSM No. 7072, City of Baraboo, Sauk County, Wisconsin located at 1606 8th Street – Pinion presented the concept plan included in the packet to the Commission along with the CSM. He said that this meeting is the site plan review of Phase 1 of Greenfield Estates. He said this would consist of four 16-unit apartment buildings. It does meet all setbacks required for the zoning district. He said the stormwater management plan is a joint effort between the City and developer and will be presented later; it is not needed for Phase 1. Pelton said that they would like to use white windows with black trim instead of black with white trim. Wedekind asked what roads would be install, Pinion explained to the Commission. He said that the City is working with the DOT to finalize a cooperative agreement to memorialize forever the two public access points. Pinion said later this evening the Council would consider approving contracts for the installation of sanitary sewer and water main from the intersection of Highway T to serve this development. Kolb asked about the bike/pedestrian path to the development. Pinion said that he expects that to be part of the cooperative agreement with the DOT. He said that he does have permits from the DOT that prove installation of the underground utilities but nothing in form of a pedestrian or shared path yet. It was moved by Wedekind, seconded by Marshall to approve the proposed site plan for Phase 1. Palm asked for consideration into the motion that the ceiling will be R49 equipment loaded insulation. Wedekind made that part of his motion. Marshall also made the request part of her second. On roll call vote for the motion, Ayes – Franzen, O'Neill, Kolb, Marshall, Boeggner, Palm, and Wedekind. Nay – 0, motion carried unanimously.

Luke Pelton asked if the window and roof options changed if the Commission wanted that brought before them again. It was said that it did not need to come back to the Commission.

Adjournment - It was moved by Wedekind, seconded by O'Neill adjourn at 5:43 p.m. The motion carried unanimously.

Mike Palm
Mayor Designee